



CITY OF ALBANY
DEPARTMENT OF PLANNING & DEVELOPMENT

KATHY M. SHEEHAN
Mayor

CHRISTOPHER P. SPENCER
Director of Planning

FAYE C. ANDREWS
ACDA Director

HISTORIC RESOURCES COMMISSION

**AGENDA
and
NOTICE OF PUBLIC MEETING**

**March 2, 2016, 5:30 p.m.
City Hall, Second Floor
Common Council Chambers**

**200 HENRY JOHNSON BLVD
ALBANY, NEW YORK 12210**

CARRYOVER FROM PREVIOUS MEETINGS

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HISTORIC RESOURCES COMMISSION
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1. 4 Madison Place – Mansion H.D.

Applicant: Anthony DeThomasis

Request for approval of the proposed removal of what remains of the large rowhouse that was severely damaged in the Madison Place fire of August 2005 and then partially demolished. The applicant, who is joining in a business venture with the longtime owner to undertake this project, is proposing the demolition so he can build a new building reproducing the general appearance of the old one, incorporating any elements that can be salvaged from the fire remains. The applicant is returning to respond to the request made by the members at the 2/3 meeting for a more detailed analysis of the 2 construction strategy options (those that remained after a third was eliminated) that were discussed. The owners also will be requesting a use variance from the Board of Zoning Appeals to establish 6 apartments in the new building.

NEW CASES

1. 40-48 South Pearl Street – Downtown Albany H.D.

Owner: 40-48 South Pearl Street LLC (Seth Meltzer)

Contractor: Maddalone & Associates, Inc.

Architect: Shamrock Engineering

Request for approval of the replacement of all the windows on the top 2 floors as part of the renovation of the former commercial space to serve as apartments. All the windows were replaced in previous renovations. The existing ones in #40 are one-over-one wood windows with exterior storm windows, and those in #48 are one-over-one metal units with a bronze exterior finish. It is proposed that aluminum-clad wood Andersen TrimLine DR200 units be installed throughout the project, with divided lights in the front of #40 and a one-over-one configuration elsewhere, based on



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available historic documentation. The applicants are pursuing available historic preservation tax credits.

2. 35 Maiden Lane – Downtown Albany H.D.

Owner: Moutopoulos Brothers, Inc. (Konstantinos Moutopoulos)
Architect: Theodore Kondoprias

Request for approval of the replacement of the 6 windows on the 2 upper floors of the façade. The 3 windows on the second floor were mistakenly replaced without the required review in October 2015. The owners met with staff and several members at the site and have been exploring options for appropriate replacement products. They now will present their findings for review by the Commission.

3. 236 Lark Street – Center Square/Hudson-Park H.D.

Owner: Dr. Steven Tesser
Contractor/Applicant: Mariann Schumann

Request for approval of the replacement of all the windows. It is proposed that the existing white vinyl replacement units be replaced with vinyl-clad-wood “A-Series” windows by Andersen.

HRC Contact

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